

Board of Appeals
September 8, 2016
West Lincoln – Broadwell School
Lincoln, IL

Present: Doug Thompson, Bret Farmer, Derek Martin, Judi Graff, Cheryl Baker, Rick Sheley, Scott Noltensmeier.

Chairman Thompson called the meeting to order at 7:30 pm.

Approval of Minutes: A motion was made by Mr. Noltensmeier, seconded by Mr. Martin, to approve the minutes from the August 4, 2016 meeting. Motion passed.

Unfinished Business: None.

New Business: Amendment to 3-CU-11 – Sugar Creek One – Modification of an existing Conditional Use

Chairman Thompson swore in those wanting to give testimony on behalf of the applicant.

Kyle Berry summarized the application history, new ownership, the reduction in the number of towers, increased output production per tower, and relocation of towers. The ZBA was given a copy of the Agricultural Impact Mitigation Agreement with the State of Illinois Department of Agriculture.

The applicant presented 3 expert witnesses: 1) Dave Phillips – gave an environmental update; 2) Eddie Dunkin – noise study concluded that all towers could comply with Illinois Pollution Control Standard (some would require Noise Reduced Operations) and that there are no health impacts expected from infrasound; and 3) Peter Poletti – found that there is no statistically measurable difference in property values with a project.

ZBA members asked questions regarding noise studies, decibel levels, drainage tiles, road impacts, and setback issues. The applicant responded to the questions.

Chairman Thompson swore in those wanting to give testimony.

Ted Hartke (Sidney, IL) told his story regarding his experience with the windfarm in Vermillion County, that his family could not sleep in his house even though the towers passed IPCB standards, and asked Logan County to consider requiring the applicant to purchase houses if people can't sleep because of the project.

Lynn McClinden (Danville, IL) suggested there are long term impacts on citizens of the county, asked Logan County to consider escrow accounts for decommissioning and for the applicant to guarantee anticipated tax revenue payments for the life of the project.

Donna Bishop (Atlanta, IL) discussed trespass zoning related to noise, wind turbine syndrome related to health, and decreased property values.

Guy Podbelsek (New Holland, IL) questioned industry tax breaks, expressed concerns about health impacts, and suggested the County do its own studies.

Steven Goodman (Lincoln, IL) suggested the studies are outdated, questioned why the setbacks have been decreased, and asked if road engineering has been completed.

Vince Koers (Danville, IL) suggested that there are infrasound issues associated with the Vermillion County project, asked Logan County to consider a buy back provision, and asked the County to consider a condition requiring setbacks based on tower manufacturer recommendations.

The public portion of the hearing was closed. The ZBA members deliberated. The ZBA found that the prior findings were still relevant, condition #20 of the original approval is also no longer applicable, and that the four possible conditions to address the new issues associated with the amendment be recommended as conditions.

A motion was made by Ms. Baker, seconded by Ms. Graff, to approve the amendment with conditions (as presented in a memo dated 9/8/16, with the deletion of #20, and inclusion of possible conditions #1-4). By a roll call vote the motion carried, as follows:

Yes: Doug Thompson, Bret Farmer, Rick Sheley, Judi Graff, Cheryl Baker.
No: Derek Martin, Scott Noltensmeier

Other Business: None.

Zoning Officer's Report: None.

Adjournment: A motion was made by Mr. Noltensmeier, seconded by Mr. Sheley to adjourn the meeting. Motion passed. Meeting ended at 10:40 pm.

Respectfully submitted,



Will D'Andrea, Acting Secretary